



30 Smeaton Close, Rhoose

Barry

In Excess of £200,000



## 30 Smeaton Close

Rhoose, Barry

Two-bed semi in quiet cul-de-sac near amenities. Needs modernisation. Lounge, kitchen, gardens, driveway. Double glazing, gas heating. Ideal for first-time buyers or investors. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI-DETACHED HOUSE
- CUL-DE-SAC POSITION
- IN NEED OF MODERNISTION
- ENCLOSED GARDEN
- DRIVEWAY
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- NO CHAIN





### **Porch**

5' 6" x 4' 6" (1.68m x 1.37m)

Enter through Upvc door with glazed side panel. Fitted carpet. Window to front. Glazed door into :-

### **Lounge**

17' 4" x 12' 9" (5.28m x 3.89m)

Fitted carpet. Radiator. Window to front elevation. Coved and textured ceiling. Open trad wooden staircase rising to first floor. Door into :-

### **Kitchen/Breakfast**

9' 2" x 12' 9" (2.79m x 3.89m)

Vinyl flooring. A range of base and eye level units with complimenting worksurfaces inset single drainer stainless steel sink. Spaces for washing machine, fridge/freezer and slot in cooker. Tiling to splashbacks. Wall mounted combination boiler. Window to rear elevation. Half glazed UPvc door giving access to rear garden.



## Landing

Fitted carpet, textured ceiling with loft access.

Doors into :-

## Bedroom One

11' 9" x 12' 9" (3.58m x 3.89m)

Fitted carpet, radiator, Window to front elevation. Textured ceiling.

## Bedroom Two

9' 2" x 12' 9" (2.79m x 3.89m)

Fitted carpet, window to rear. Radiator. Textured ceiling.

## Shower room

7' 7" x 4' 7" (2.31m x 1.40m)

Totally refurbished. Fully tiled floor and walls. Close coupled Wc wash hand basin inset into a vanity unit and a double shower cubicle with rain shower running from the mains. Obscure window to side. Flat plastered ceiling with recessed lighting. Over stairs storage cupboard.

## Garden

The front of the property is mainly laid to lawn, has a block paved driveway and a gate giving rear access. The rear garden is mainly laid to lawn. Mature shrubs and hedging.

## OFF STREET

2 Parking Spaces

Block paved driveway







## Daniel Matthew Estate Agents Barry

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